055.0	0002	0035.0	1 of 1	Industrial		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	573,500 /	573,500
					USE VALUE:	573,500 /	573,500
					ASSESSED:	573,500 /	573,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6	-10	DUDLEY ST PL, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LYONS SEAN
Owner 2:	
Owner 3:	
Street 1:	20 SAINT THOMASMORE DR
Street 2:	
Twn/City:	WINCHESTER
St/Prov:	MA Cntry: Own Occ: N
Postal:	01890 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 9,743 Sq. Ft. of land mainly classified as Comm. Whs. with a Warehouse Building built about 1990, having primarily Correg Steel Exterior and 4102 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 2 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	I	INDUSTRIA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
316	9743.000	263,700	6,500	303,300	573,500
Total Card	0.224	263,700	6,500	303,300	573,500
Total Parcel	0.224	263,700	6,500	303,300	573,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 139.81 | /Parcel: 139.8

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	37025
GIS Ref	
GIS Ref	
Insp Date	11/10/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 055.0-0002-0035.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	316	FV	263,700	6500	9,743.	298,300	568,500	568,500	Year End Roll	12/18/2019
2019	316	FV	250,100	0	9,743.	263,500	513,600	513,600	Year End Roll	1/3/2019
2018	316	FV	250,100	0	9,743.	263,500	513,600	513,600	Year End Roll	12/20/2017
2017	316	FV	250,100	0	9,743.	263,500	513,600	513,600	Year End Roll	1/3/2017
2016	316	FV	250,100	0	9,743.	263,500	513,600	513,600	Year End	1/4/2016
2015	316	FV	235,100	0	9,743.	238,700	473,800	473,800	Year End Roll	12/11/2014
2014	316	FV	235,100	0	9,743.	238,700	473,800	473,800	Year End Roll	12/16/2013
2013	316	FV	235,100	0	9,743.	238,700	473,800	473,800		12/13/2012

!4459!

PRINT

Date	Time
12/10/20	19:29:02

LAST REV

Date	Time
10/09/19	17:09:10
apro	
4459	

USER DEFINED

Prior Id # 1:	37025
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	18550-361		9/1/1987		1	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/30/1992	660	Manual	400					SIGN

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2018	MEAS&NOTICE	CC	Chris C
3/13/2009	Meas/Inspect	197	PATRIOT
5/1/2000	Meas/Inspect	197	PATRIOT
10/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
316	Comm. Whs.		9743		Sq. Ft.	Site		0	15.25	2.04	CF									303,293						303,300	

Total AC/HA:	0.22367	Total SF/SM:	9743	Parcel LUC:	316	Comm. Whs.	Prime NB Desc:	COMM FR	Total:	303,293	Spl Credit		Total:	303,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	43 - Warehouse		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	6 - Slab		
Frame:	2 - Steel		
Prime Wall:	18 - Correg Steel		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	9 - Metal		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1990	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	14		
Prim Int Wall	5 - Minimul		
Sec Int Wall:	1 - Drywall	50	%
Partition:	T - Typical		
Prim Floors:	12 - Concrete		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	0

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	23.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		23.2	%

CALC SUMMARY

Basic $ / SQ:	48.00
Size Adj.:	1.14999998
Const Adj.:	0.91203761
Adj $ / SQ:	50.344
Other Features:	8186
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	343391
Depreciation:	79667
Depreciated Total:	263724

COMMENTS

LYONS FUEL INC.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	0	BRs:	0	Baths:					HB	2	

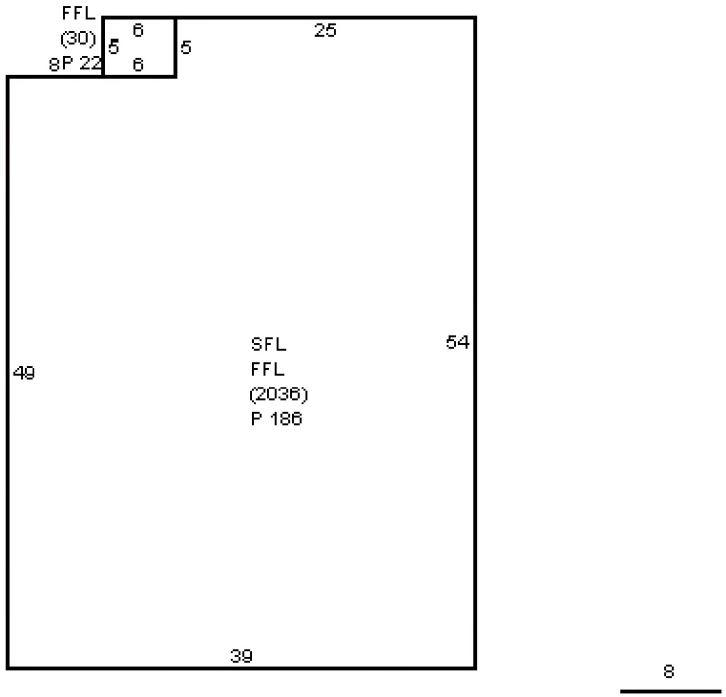
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	2,066	50.340	104,012
SFL	Second Floor	2,036	60.410	123,002
Net Sketched Area:		4,102	Total:	227,014
Size Ad	4102	Gross Are	4102	FinArea 4102

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	100	OFC	100		

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	73.50
Special Features:	0	Val/Su Net:	64.29
Final Total:	263700	Val/Su SzAd	64.29

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 055.0-0002-0035.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
85	Paving	D	Y	1	3000	A	AV	1980	3.17	T	31.2	316			6,500			6,500

More:	N	Total Yard Items:	6,500	Total Special Featues:		Total:	6,500